



COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

August 16, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

17 August 16, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY
SUPERVISORIAL DISTRICT 4 - AGREEMENT 2668
(3 VOTES)

SUBJECT

The City of Bellflower is seeking to buy one (1) tax defaulted property through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax defaulted property for a qualifying public purpose or benefit. The City of Bellflower intends to utilize the property for low income housing.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Mayor to sign the Purchase Agreement Number 2668 of "Tax Defaulted Subject to Power to Sell" property being acquired by the City of Bellflower (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement indicates the legal description and selling price of the parcel.

Upon approval, the attached agreement is to be signed by the Mayor and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The property described in this letter will be acquired by one (1) public agency. The agreement is with the City of Bellflower, which intends to utilize the property for low income housing.

Implementation of Strategic Plan Goals

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and the limited-use parcel is identified for appropriate public purpose.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the Treasurer and Tax Collector's budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties, pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map, showing the dimensions and general locations of the affected parcel.

Efforts will be made to contact the owner(s) and parties of interest to inform them of their tax liabilities, and the provisions for the redemption of the property pursuant to Section 3799 of the

Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) consecutive weeks in a newspaper of general circulation published in the County.

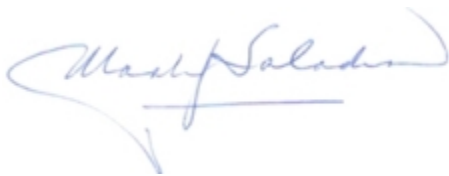
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Mark J. Saladino", with a horizontal line underneath the name.

MARK J. SALADINO

Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor
Auditor-Controller
Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FOURTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2668

AGENCY

City of Bellflower
Public Agency

Selling price of these parcels
shall be \$93,497.51

Public Agency intends to utilize
the property for low income
housing purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
4 th	CITY OF BELLFLOWER	7162-015-054	\$ 93,497.51

AGREEMENT NUMBER 2668

CITY OF BELLFLOWER

FOURTH SUPERVISORIAL DISTRICT

The City of Bellflower

Families. Businesses. Futures.

16600 Civic Center Drive, Bellflower, CA 90706

Tel 562.804.1424 Fax 562.925.8660 www.bellflower.org



August 10, 2010

**CERTIFIED MAIL RECEIPT 7007 1490 0001 8525 0182
RETURN RECEIPT REQUESTED**

Attn: Chapter 8 Unit
LA County Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

DISTRICT	LOCATION	AGREEMENT
4	City of Bellflower	2668

Re: ACQUISITION OF TAX DEFAULT PROPERTIES

To Tax Collector:

We have identified five (5) tax default parcels in the City of Bellflower that we would like to purchase:

Parcel Number	Address	Minimum Bid Amount	Zoning	Parcel Size (sqft)	Purpose for City Purchase of Parcel
6277-017-002	9630 Cloverwood St.	\$52,856.00	S-F	5,564	Establish low income housing
6282-008-053	9600 Senwood St.	\$49,149.00	S-F	7,920	Establish low income housing
7017-001-018	10437 Trabuco St.	\$33,565.00	A-E	6,800	Establish a City parking lot for adjacent commercial and residential properties
7109-029-003	17148 Bixby Ave	\$23,861.00	R-1	6,600	Establish low income housing
7162-015-054	8809 Ramona St.	\$87,766.00	R-2	19,840	Establish low income housing

As requested, a check for \$500 (for Chapter 8 Research Fee) is enclosed. If you have any other questions or need additional information, please contact me at (562) 804-1424.

Sincerely,


Brian K. Lee,
Director of Community Development

cc: Michael J. Egan, City Manager
Leo L. Mingle, Assistant City Manager
Rafael Guzman, Assistant Director of Community Development/City Planner

enc: Check - \$500

Raymond Dunton
Mayor

Scott A. Larsen
Mayor Pro Tem

Randy Bomgaars
Council Member

Dan Koops
Council Member

Ray T. Smith
Council Member

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Bellflower
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - ☐ Nonprofit – provide Articles of Incorporation
 - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☒ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

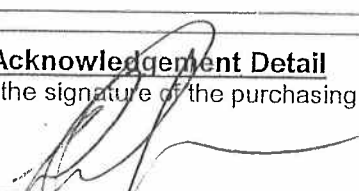
C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles County
2. List each parcel by Assessor's Parcel Number: 7162-015-054
3. State the purpose and intended use for *each* parcel: Establish low income housing

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

City Manager
Title

March 21, 2011
Date

CITY OF BELLFLOWER

RESOLUTION NO. 10-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELLFLOWER APPROVING AGREEMENT FILE NO. 51.72 (COUNTY AGREEMENT FILE NO. 2668) WITH THE LOS ANGELES COUNTY BOARD OF SUPERVISORS FOR THE PURCHASE OF TAX DEFAULTED PROPERTY SUBJECT TO POWER TO SELL AT APN 7162-015-054

WHEREAS, private property identified as APN 7162-015-054 is in tax default status (the Property); and

WHEREAS, the City of Bellflower (City) would like to purchase said Property for the purpose of creating affordable housing; and

WHEREAS, pursuant to the provisions of Chapter 8, Part 6, Division 1, of the Revenue and Taxation Code of the State of California, public agencies may acquire title to Tax Defaulted Properties Subject to Power to Sell for public purposes; and

WHEREAS, City submitted a Letter of Request for Property Acquisition to the County of Los Angeles Treasurer and Tax Collector (TIC); and

WHEREAS, TIC has provided the City an Agreement and Application to Purchase Tax Defaulted Property Subject to Power to Sell; and

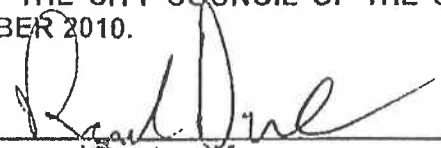
WHEREAS, the City Council of the City of Bellflower hereby determines the public interest, convenience, and necessity requiring the City to acquire title to the Property for the purpose of creating affordable housing for the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER AS FOLLOWS:


SECTION 1. Agreement File No 51.72 is hereby approved by the City Council of the City of Bellflower and the City Manager, or his duly appointed representative, as agent of the City, is hereby authorized to execute the Agreement and Application to Purchase Tax Defaulted Property Subject to Power to Sell, and any other documents that may be necessary to complete the acquisition of the Property, on behalf of the City.

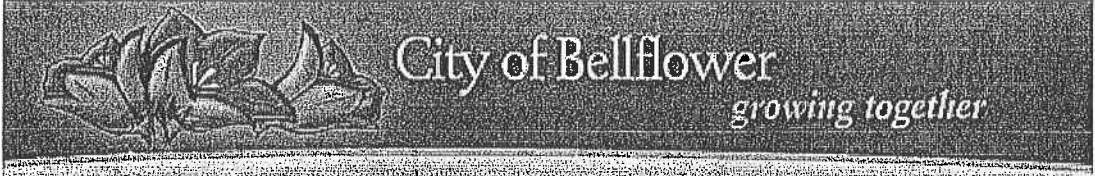
SECTION 2. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Bellflower and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER ON THIS 13th DAY OF DECEMBER 2010.


Raymond Dunton, Mayor

Attest:


Debra D. Bauchop, City Clerk



Conta


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Mission Statement

 [Print](#)

"To protect and enrich the quality of life,
to make Bellflower an excellent place
to live, work and play."

City of Bellflower, 16600 Civic Center Drive, Bellflower, California 90706, (562) 863-1111
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7162

15

SHEET 1

SCALE 1" = 100'

2007

CONDOMINIUM

TRACT NO. 52290

M.B. 1239-74-75

CONDOMINIUM

TRACT NO. 53215

M.B. 1258-85-86

2001081607001001-12

200507202000200-12

20051219001004001-12

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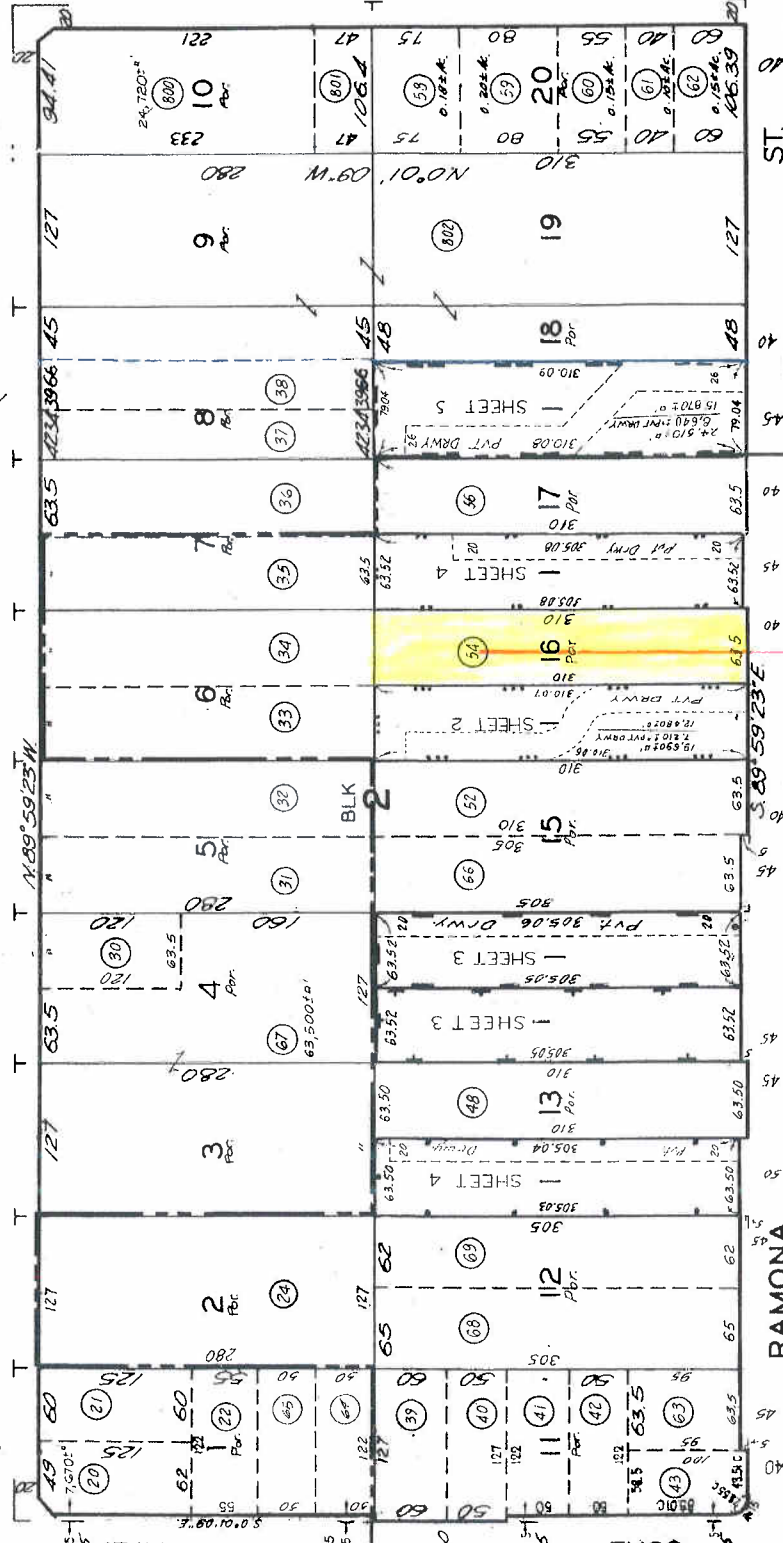
ARTESIA

F.M. 12038

C.S. B-724-2

BLVD

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CODE
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11284

TRACT NO. 5023

M.B. 58-1

19

CONDOMINIUM

TRACT NO. 44389

M.B. 1090-98-99

7300

11284

ST.

CONDOMINIUM

TRACT NO. 48873

M.B. 1185-43-44

CONDOMINIUM

TRACT NO. 60371

M.B. 1303-99-100

PARCEL MAP

PM 336-28-29

FOR PREV. ASSMT SEE:
7160-41

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this 16th day of August, 2011, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF BELLFLOWER** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By Sergio Ponuch

Senior Associate County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form
Revised 6/24/03

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

17

AUG 16 2011

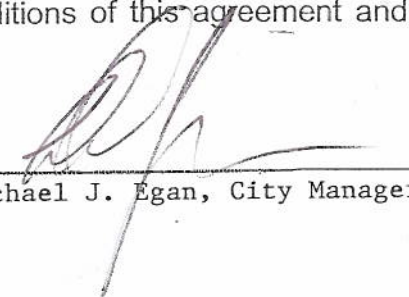
Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

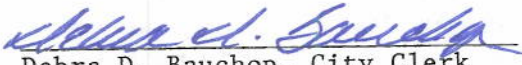
AGREEMENT NUMBER 2668

77633

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF BELLFLOWER

By 
Michael J. Egan, City Manager

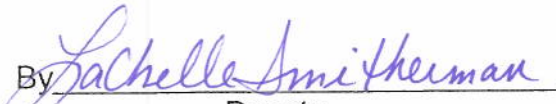

Debra D. Bauchop, City Clerk
(Seal)

ATTEST:

Board of Supervisors
Los Angeles County

By 
Clerk of the Board of Supervisors

By 
MAYOR of the Board of Supervisors

By 
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

I hereby certify that pursuant to
Section 25103 of the Government Code,
ATTEST: delivery of this document has been made. City of N/A

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By _____
Mayor


(seal) By 
Deputy



This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this 21 day of Sept, 2011.

By: , STATE CONTROLLER
Priscilla Moss, Chief

Bureau of Local Government Policy and Reporting

AGREEMENT NUMBER 2668

77633

SUPERVISORIAL DISTRICT 4
AGREEMENT NUMBER 2668

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF BELLFLOWER	2005	7162-015-054	\$93,497.51*	ESTABLISH LOW INCOME HOUSING

**LEGAL
DESCRIPTION**

TRACT # 5023 E 63.5 FT OF LOT 16 BLK 2

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of twelve (12) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the twelve (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.